

FOR LEASE: BOULDER LAW OFFICES

1515 S Boulder Ave, Tulsa OK 74119

Lease: \$13/sqft NNN



OVERVIEW: Turn-Key Downtown Law Office

Located near 15th and Boulder, this rare stand-alone two story, ~10,000 sqft Law Office is available for single or multi-tenant Lease. The space features 19 private offices, reception, conference room, file room, library, server room with dedicated HVAC, four restrooms (two public/ two private), shower, kitchen, dumbwaiter, two wet bars, and ample storage. The offices are all over-sized, with 5 of the 19 over at 200 sqft. Exterior and interior glass windows help filter light throughout the space, including a cascade of natural light from the second story atrium. The property includes landscaping, second story balcony, first floor deck with pergola, dumpster enclosure, and a dedicated 22 space surface parking lot (free) and ample neighborhood parking.

The property is located less than one mile from the court house, but still outside of the IDL. It is two blocks from access to highways 64/51, 244, 75, and 412. Area amenities include double-shot coffee house and Sobo entertainment and Proximity to Riverside Drives walking/running/cycling trails. Please call for tours: 918-517-6220.

HIGHLIGHTS

- ~10,000 sqft stand-alone Law Office with 22 Parking Spaces.
- 19 Large private offices, conference room, file/server room, kitchen, 4x restrooms, shower
- Less than 1 mile to court house.
- Easy highway access—64/51, 244, 412, 75.
- Area amenities—near food/drink, river trail, downtown
- Newly renovated paint, flooring, baths.

Lease Rate

\$13/ SQFT NNN

Building/Parking

9896 SQFT —22 Surface

Location

1515 S Boulder Ave

FOR LEASE: Exterior

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Lease: \$13/sqft NNN



FOR LEASE: Downstairs

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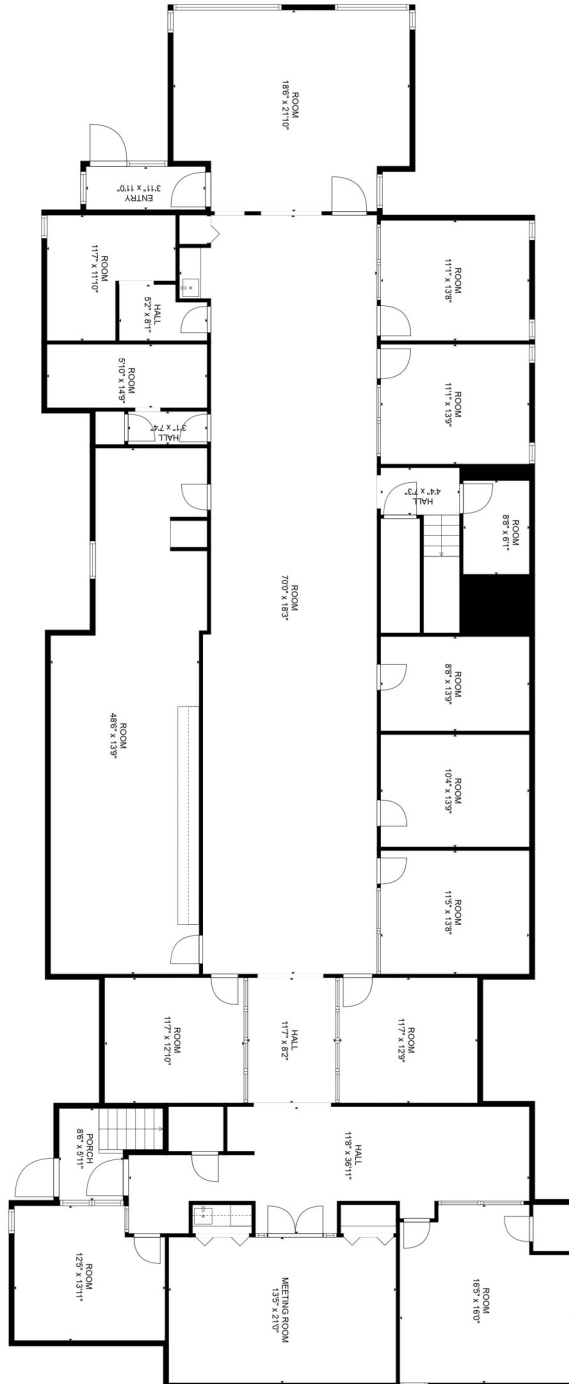
Lease: \$13/sqft NNN



FOR LEASE: Downstairs

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Lease: \$13/sqft NNN



GROSS INTERNAL AREA
FLOOR 1: 4957 sq. ft.
EXCLUDED AREAS: PORCH: 64 sq. ft.
TOTAL: 4957 sq. ft.
MEASUREMENTS ARE CALCULATED BY CUBICISA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FOR LEASE: Upstairs

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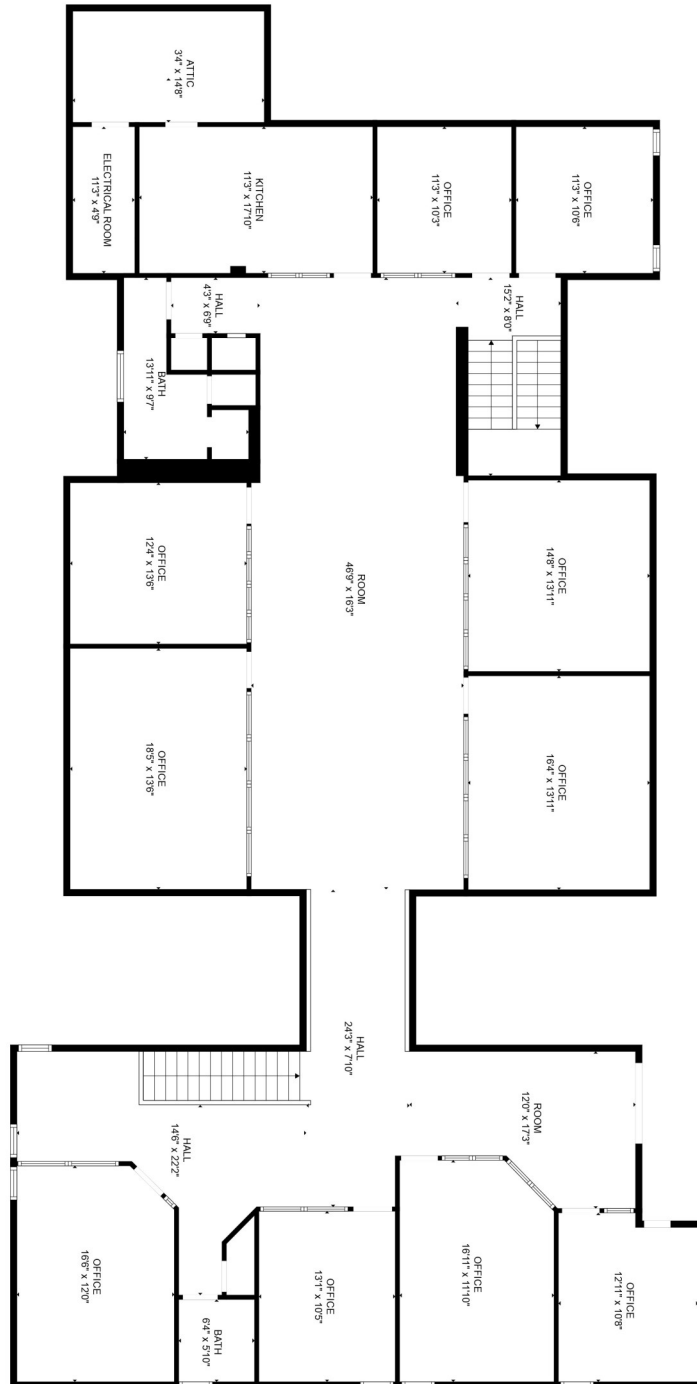
Lease: \$13/sqft NNN



FOR LEASE: Upstairs

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Lease: \$13/sqft NNN



GROSS INTERNAL AREA
FLOOR 1: 236 sq. ft.
EXCLUDED AREAS: UNDEFINED: 91 sq. ft. BATH: 42 sq. ft. BATH: 96 sq. ft.
OFFICE: 1801 sq. ft. ATTIC: 51 sq. ft. ELECTRICAL ROOM: 53 sq. ft.
ROOM: 923 sq. ft. HALL: 598 sq. ft.
TOTAL: 236 sq. ft.

MEASUREMENTS ARE CALCULATED BY CURBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FOR LEASE: Parking

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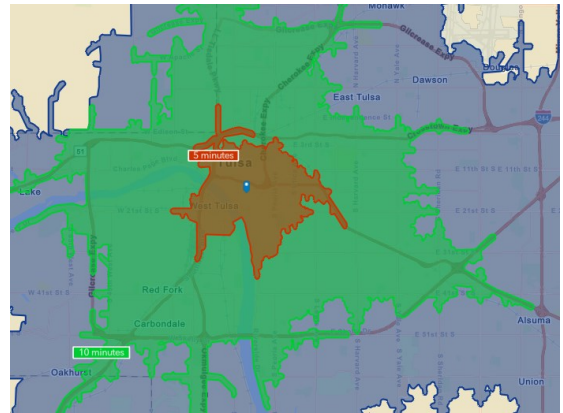
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FOR LEASE: Site Location

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Drive Time: 5min, 10 min.

